SAMPLING PLAN

The ECRA regulations require submission of detailed soil, ground water, and surface water sampling plans for department approval and implementation by the owner or operator of the industrial establishment prior to the submission of either a Cleanup Plan or a Negative Declaration. The sampling plan must include, but not be limited to, the following: a site map indicating sampling locations, sampling methodology, types of analyses, name of laboratory performing the analyses, and the Quality Assurance/Quality Control Plan. A more complete description of the required elements of the sampling plan is contained in the guidance package.

The owner or operator of an industrial establishment may propose that no sampling plan need be developed and implemented for the site; however, you must provide full justification, excluding economic reasons, for exemption from the sampling requirements.

INSPECTION

Department staff or its agents will inspect the industrial establishment based upon a review of the information submitted in the Initial Notice. The purpose of the inspection (s) will be to verify the environmental condition of the property described in the Initial Notice and, based on sampling results and visual observation, to decide whether a Negative Declaration or development and implementation of a Cleanup Plan is appropriate for the site.

It is worthwhile for the owner or operator to provide the department with access to all site areas, buildings, and records, since any delay during the review process eventually may postpone the closing, transfer, or sale of the property.

Further inspection may be necessary during both the sampling program and, if required, the cleanup program implementation to ascertain that these actions are carried out in conformance with the department-approved plans.

CLEANUP PLAN

A Cleanup Plan is a proposal developed by the owner or operator of the industrial establishment that describes in detail the method and operations that will be used to return the site to an environmentally acceptable condition. The Cleanup Plan must be approved by the department prior to implementation. It describes in detail the specific activities that the company or its contr actor (s) will take to eliminate the presence of hazardous substances or waste which have been identified as needing remedial action. It also includes a description of the location, types, and quantities of hazardous substances and wastes that will remain on the premises, an evaluation of alternative cleanup methods, along with recommendations regarding the most practicable method of